

Unit 1604 - Excellence

1604 - 5757 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11595163
 Status: Active
 Size: 1,510 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Deeded Parking,Electric Vehicle Charging Station,Other Parking

View:
 List Price: \$915,000
 List PPSF: \$606
 Valuated Price: \$915,000
 Valuated PPSF: \$606

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units: 135
 Number of active listings for rent: 3
 Number of active listings for sale: 4
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

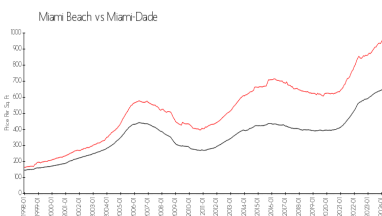
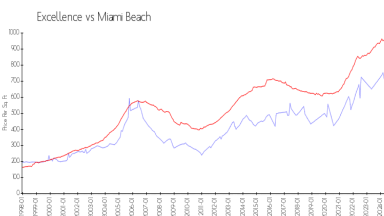
Building Association Information

L Excellence Condominium Association Inc
 (305) 868-3109

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
904	1,510 sq ft	May 2024	\$762,500	\$505
806	1,980 sq ft	Mar 2024	\$1,814,000	\$916
502	1,310 sq ft	Mar 2024	\$640,000	\$489
2003	1,360 sq ft	Dec 2023	\$750,000	\$551
1404	1,510 sq ft	Aug 2023	\$750,000	\$497
1002	1,310 sq ft	Aug 2023	\$670,000	\$511

Market Information



Excellence: \$681/sq. ft. Miami Beach: \$970/sq. ft.
 Miami Beach: \$970/sq. ft. Miami-Dade: \$705/sq. ft.

Inventory for Sale

Excellence 3%
 Miami Beach 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Excellence	110 days
Miami Beach	97 days
Miami-Dade	82 days